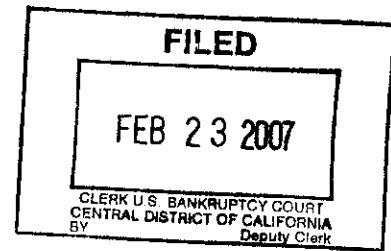


Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number
 FRANK X. RUGGIER (State Bar No. 198863)
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FOR COURT USE ONLY



**UNITED STATES BANKRUPTCY COURT
 CENTRAL DISTRICT OF CALIFORNIA**

In re: JEFF O. CAPPS

CASE NO.:

SV 05-16109-KT

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: March 20, 2007

Time: 11:00 am

Location: USBC, Courtroom 301, 21041 Burbank Boulevard, Woodland Hills, CA

Type of Sale: ☒ Public: ☐ Private: Last date to file objections: March 6, 2007Description of Property to be Sold: An unimproved parcel of real property commonly known as
2704 Bryce Court, Pine Mountain Club, CaliforniaTerms and Conditions of Sale: The sale is to be on an "as-is" and "where is" basis, with
no warrantee or recourse whatsoever, but free and clear of all liensProposed Sale Price: \$52,500.00Overbid Procedure (If Any): Overbids should be in writing and must be at least \$1,000 more than the current offer or an
amount otherwise allowed by the Court. Overbidders should attend hearing and be prepared for auction

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

FRANK X. RUGGIERDANNING, GILL, DIAMOND & KOLLITZ, LLP2029 Century Park East, Third FloorLos Angeles, California 90067-2904Phone (310) 277-0077/FAX (310) 277-5735e-mail: FRuggier@dgdgk.comDate: February 23, 2007